

Item # _____

Prepared by: _____ Gloria Kelly _____
Shelby County Land Bank

Approved by: _____
County Attorney

RESOLUTION APPROVING THE SALE OF EIGHT (8) COUNTY OWNED DELINQUENT TAX PARCELS, ACQUIRED FROM SHELBY COUNTY TRUSTEE TAX SALE NOS. 95.2, 0204, 0403, 0404, 0406, 0501, AND 0502, TO IDENTIFIED PURCHASERS AT VARIOUS PRICES COLLECTIVELY TOTALING \$109,400.00, PURSUANT TO THE SALE PROVISIONS OF T.C.A. §67-5-2507 AND AUTHORIZING THE SHELBY COUNTY MAYOR TO EXECUTE QUIT CLAIM DEEDS. SPONSORED BY COMMISSIONER HENRI BROOKS.

WHEREAS, Shelby County has acquired EIGHT (8) Delinquent Tax Parcels from Shelby County Trustee Tax Sale Nos. 95.2, 0204, 0403, 0404, 0406, 0501, and 0502, which parcels being more particularly described in the listing thereof, which is attached hereto as Exhibit “A”, and incorporated herein by reference; and

WHEREAS, Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said Delinquent Tax Parcels to secure purchase offers for each; and

WHEREAS, The purchase offers received for said Delinquent Tax Parcels were publicly advertised for increased offers pursuant to T.C.A. §67-5-2507 in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit “A”, as representing their highest and best sale price; and

WHEREAS, It is deemed to be in the best interest of Shelby County to sell said EIGHT (8) Delinquent Tax Parcels to the identified purchasers for the sale prices as listed in said Exhibit “A”.

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE, That the sale of the aforementioned EIGHT (8) Delinquent Tax Parcels, acquired from Shelby County Trustee Tax Sale Nos. 95.2, 0204, 0403, 0404, 0406, 0501, and 0502, to the identified purchasers for the sale prices listed in said Exhibit “A”, collectively totaling \$109,400.00, be and the same is hereby approved.

BE IT FURTHER RESOLVED, That the Mayor be and is authorized to execute a Quit Claim Deeds conveying the same, along with any other documents necessary for the closing of the Delinquent Tax Parcel sales described herein.

BE IT FURTHER RESOLVED, That this Resolution shall take effect from and after the date it shall have been enacted according to due process of law, the public welfare requiring it.

Shelby County Mayor

Date: _____

ATTEST:

Clerk of County Commission

ADOPTED _____

SUMMARY SHEET

I. Description of Item

A Resolution approving the sale of EIGHT (8) County owned Delinquent Tax Parcels acquired from Shelby County Trustee Tax Sale Nos. 95.2, 0204, 0403, 0404, 0406, 0501, and 0502. Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said parcels to secure purchase offers for each. The purchase offers received were publicly advertised for increased offers in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price. Base upon the above, it is hereby recommended by the Administration that the sale of these EIGHT (8) Delinquent Tax Parcels be approved.

II. Source and Amount of Funding

Amount Expended/Budget Line Item

All Costs (Direct/Indirect)

Additional or Subsequent Obligations or Expenses of Shelby County

III. Contract Items

Offer to Purchase

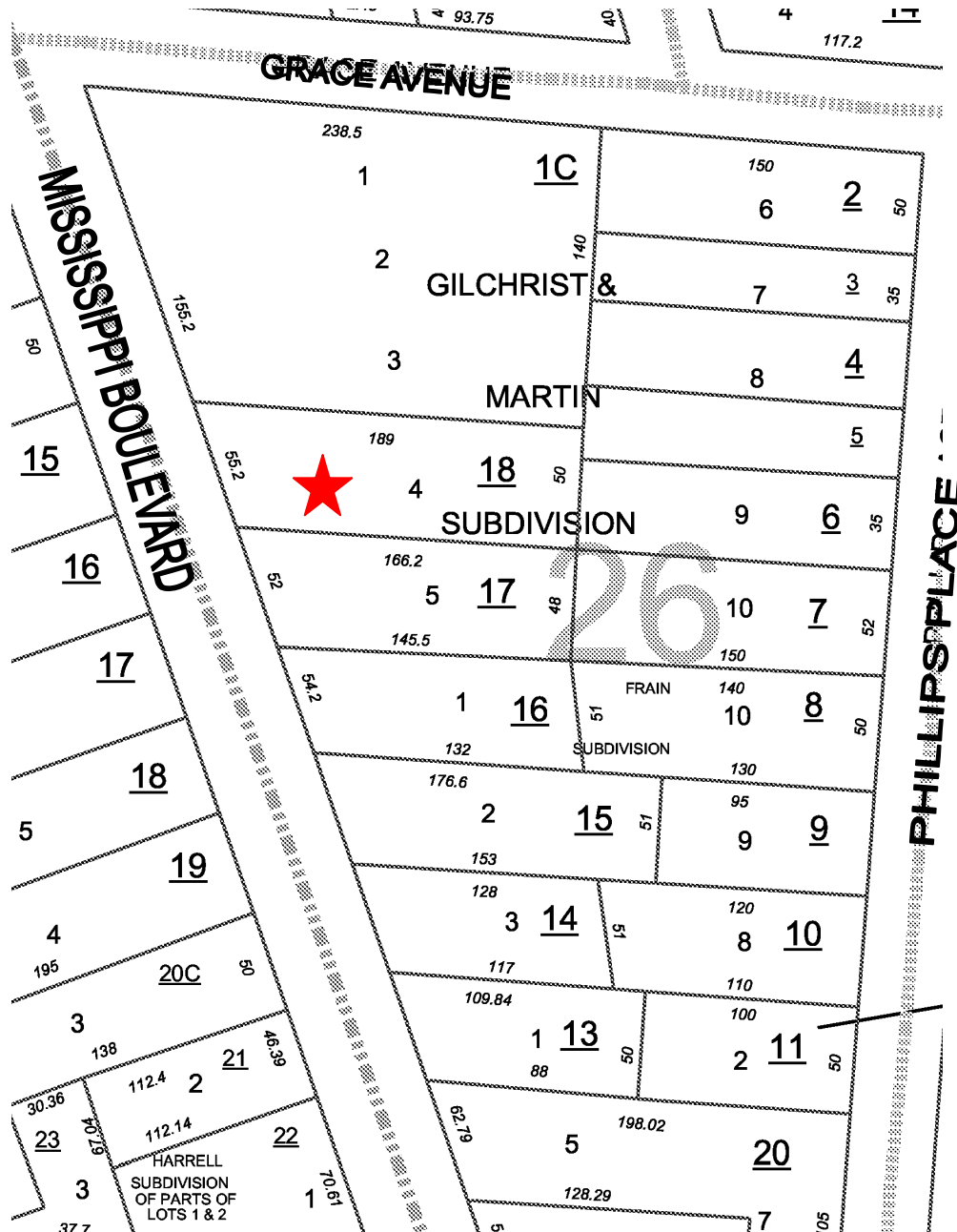
Quit Claim Deeds

IV. Additional Information Relevant to Approval of this Item

N/A

EXHIBIT "A"									
EXHIBIT #	TAX SALE	WBP	ADDRESS LOT SIZE	ZONING CODE	TOTAL TAXES AND FEES	PURCHASER	EVALUATION	SALES PRICE	PLANNED USE
936	0501	014026000000180	1236 Mississippi Blvd. 55' x 189'	R-ML	\$1,544.57	Trustees African-American Holiness Church	\$2,500.00	\$2,000.00	Church Property
2474	0404	026019000000010	965 McLemore Ave. 120' x 108'	C-U	\$3,913.64	Lemoyne-Owen College CDC	\$35,000.00	\$38,500.00 Comm. Bldg.	Investment
2761	0403	027002000000240	977 Tully St. 22' x 190'	R-D	\$5,417.12	Trustees Common People's Temple Church	\$1,200.00	\$1,200.00	Church Property
2126	95.2	027002000000250	975 Tully St. 22' x 191'	R-D	\$2,791.95	Trustees Common People's Temple Church	\$1,200.00	\$1,200.00	Church Property
7659	0406	048030000000680	1518 Doris Ave. 55' x 110'	R-D	\$4,349.90	Trustees Church of the Living God	\$4,500.00	\$4,500.00 House	Investment
9932	0406	06015700000027C	2610 Sparks Road 56' x 157'	R-D	\$3,789.05	Lionel Gray	\$6,000.00	\$6,000.00 House	Investment
10855	0204	061020000000030	2551 Supreme Ave. 50' x 125'	RS-6	\$7,705.40	Sally Tippins	\$5,000.00	\$6,000.00 House	Investment
16537	0502	082044000000090	5007 S. Third St. 329' x 1095'	C-H	\$45,965.54	Yongquan Zhou	\$50,000.00	\$50,000.00 Comm. Bldg.	Investment
8 Properties							Total	\$109,400.00	

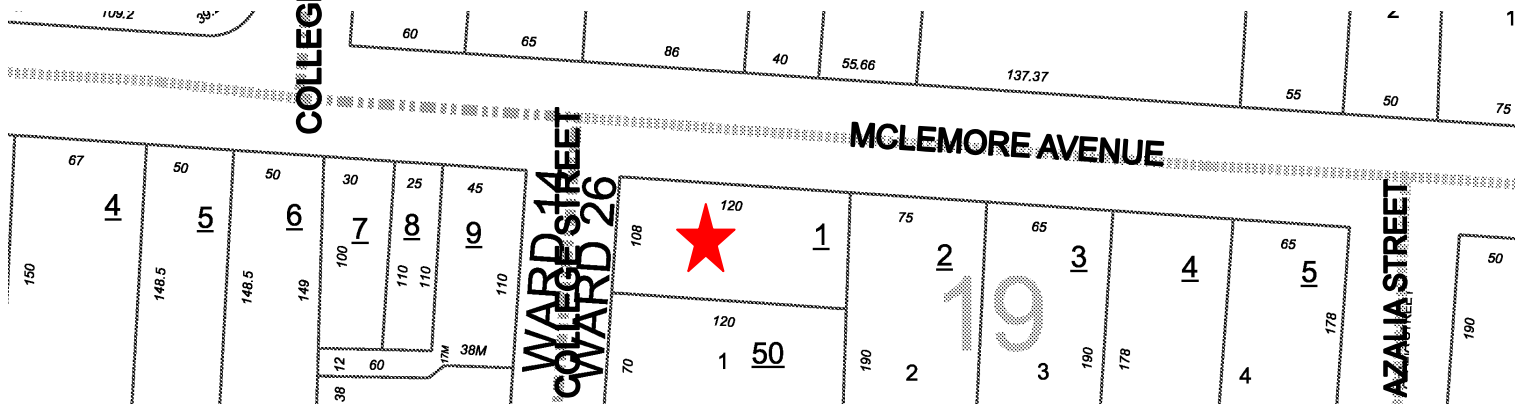
Ward 14



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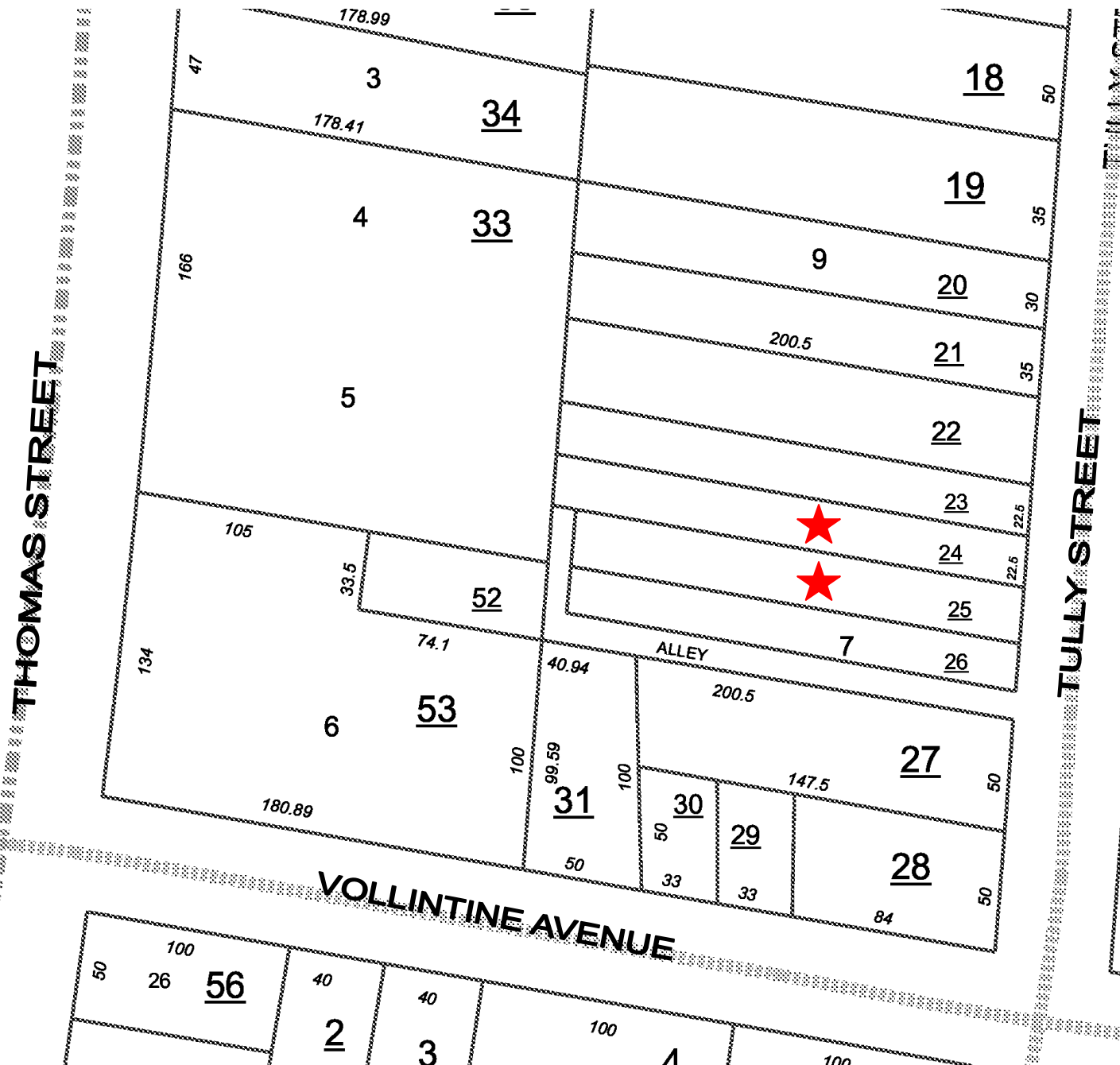
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COLLEGE STREET



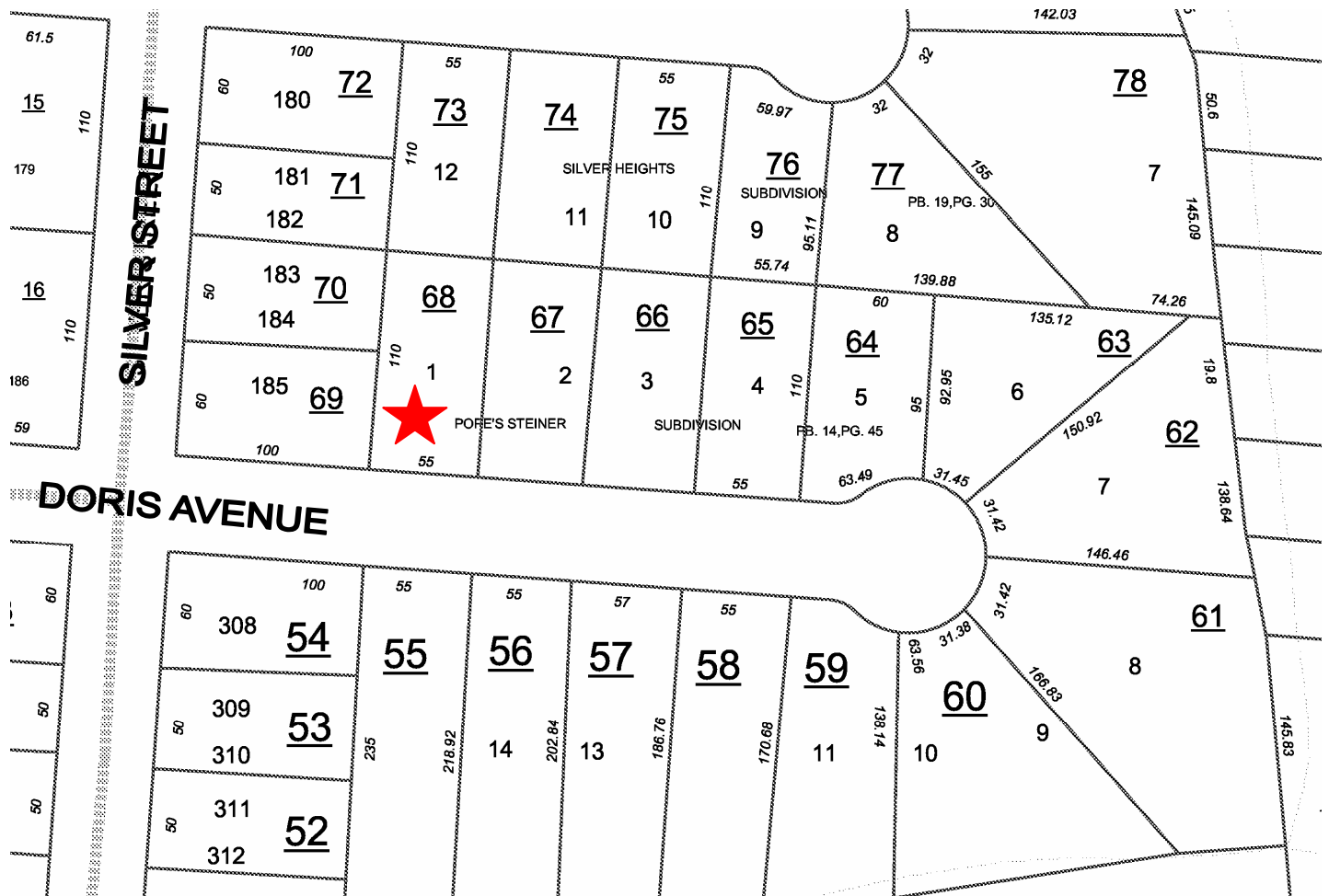
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Ward 27



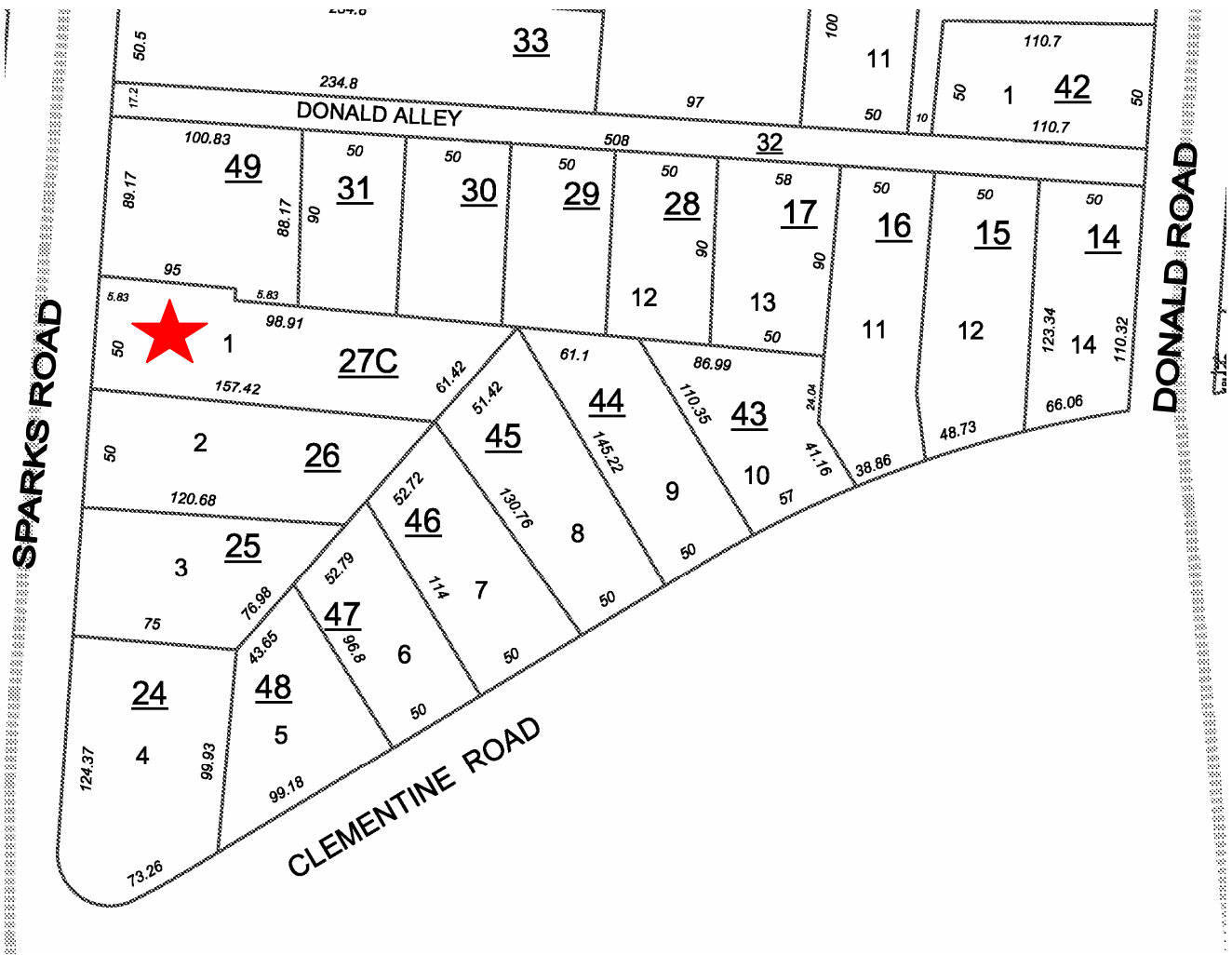
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Ward 48



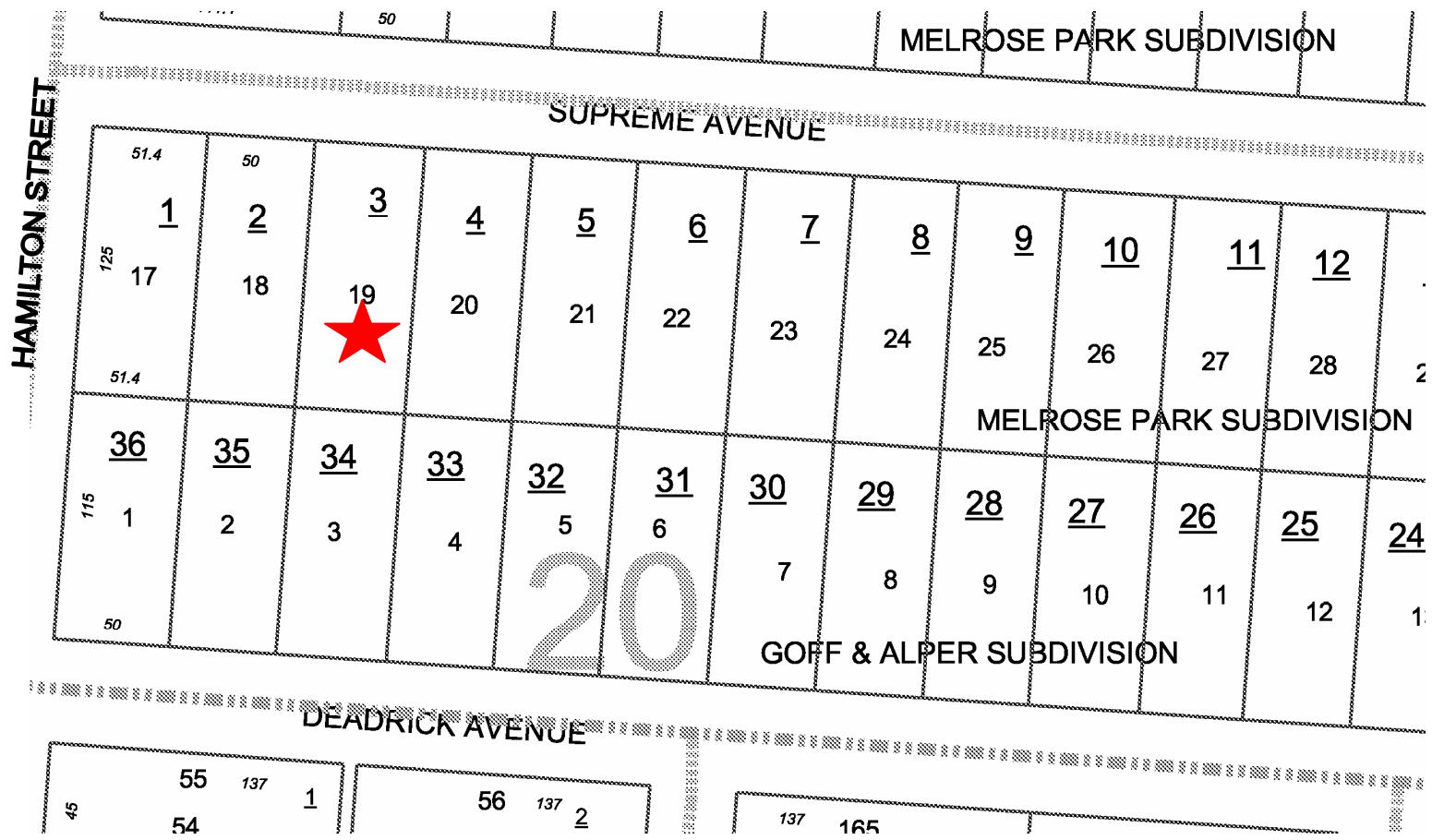
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Ward 60



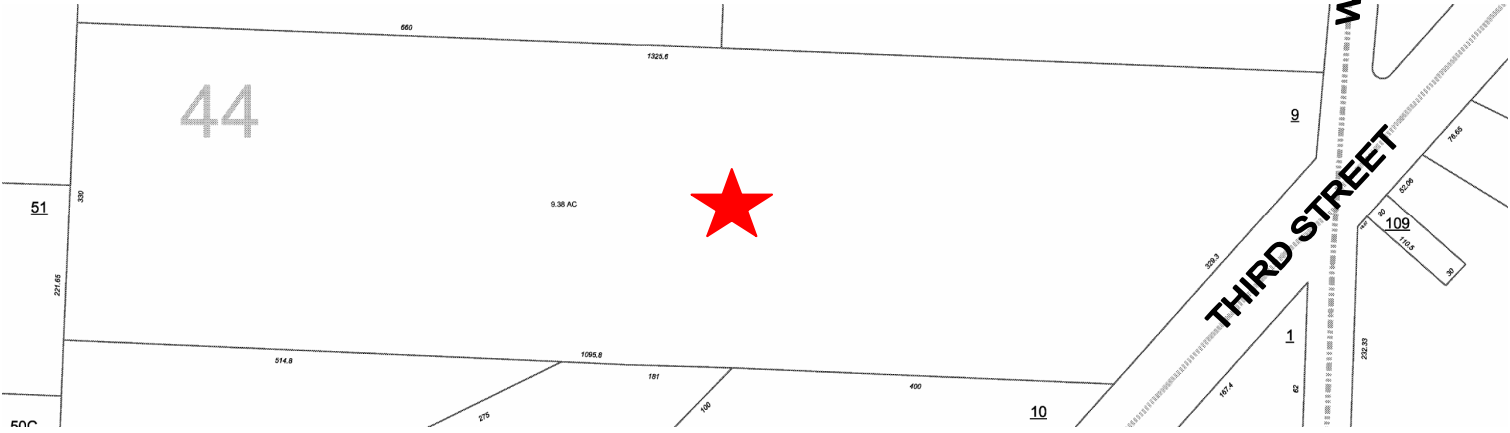
060 1570 0 00027 C

Ward 61



061 0200 0 00003 0

Ward 82



082 0440 0 00009 0

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Trustees African American Holiness Church Date 10/08/09

Address 1234 Mississippi Blvd. 38116

Phone 576-7429 (Leon Blackmon)

Company Name n/a

Company Address _____

Subject Property Address 1236 Mississippi Blvd.

Subject Property ID # 014 0260 0 000018 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(X) [Signature]
Signature

Oct 8, 2009
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Lemoyne-Owen College Community Development Corporation Date 09/17/09

Address 802 Walker Ave., Suite #5 38126

Phone 435-1664 (Keith Millbrook)

Company Name n/a

Company Address _____

Subject Property Address 965 McLemore Ave.

Subject Property ID # 026 0190 0 00001 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Please list any properties other than your residence or business location that you own, manage or control

Address _____
 Address _____
 Address _____
 Address _____
 Address _____

I certify that the above information I have provided is accurate and correct.

(x)


 Signature

9-17-09
 Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Trustees Common People's Temple Church Date 10/19/09

Address 709 Chelsea Ave. 38107

Phone 493-5799 / 785-4724 (Joe Love)

Company Name n/a

Company Address _____

Subject Property Address 977 Tully St.

Subject Property ID # 027 0020 0 00024 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than your residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) 
Signature

10/19/09
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Trustees Church of the Living God Date 10/08/09

Address 4120 Tarrywood Dr. 38118

Phone 387-7662 (Israel Howard)

Company Name n/a

Company Address _____

Subject Property Address 1518 Doris Ave.

Subject Property ID # 048 0300 0 00068 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) Israel Howard
Signature

(x) 10/08/09
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Lionel Gray Date 10/22/09

Address 2304 Hometown Dr. 38133

Phone 258-8825

Company Name n/a

Company Address _____

Subject Property Address 2610 Sparks Rd.

Subject Property ID # 060 1570 0 00027 C

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) Lionel Gray
Signature

10-22-09
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Sally Tippins Date (x) 10/06/09

Address 2623 Midland Ave. 38111

Phone 690-5398

Company Name n/a

Company Address _____

Subject Property Address 2551 Supreme Ave.

Subject Property ID # 061 0200 0 00003 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) Sally Tippins
Signature

(x) 10-6-09
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Yongquan Zhou Date 10/19/09

Address 854 Shelton Road, Collierville, TN 38017

Phone 389-0061

Company Name n/a

Company Address _____

Subject Property Address 5007 S. Third St.

Subject Property ID # 082 0440 0 00009 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) Yongquan Zhou
Signature

(x) 10/19/2009
Date